

Use & Amount

The proposed use of the new property will be as a single, 1.5 storey 3-4 bedroom family dwelling. Has been designed using Passivhaus design methods as the applicants are interested in achieving an energy-saving and comfortable retirement dwelling.

Layout

The new dwelling is aligned lengthwise in a west / east direction with a small gabled extension at the west end of the building. A single storey boiler room – with a upper level deck above – is located on the opposite gable. The deck is accessed from the upper level Studio space and an external spiral staircase.

The ground floor accommodation is comprised of the following rooms and can be seen on drawing SK01:

- Entrance Hall
- General WC
- Utility
- Master Bedroom with Dressing Room and En Suite
- Boot Room – with small WC
- Spare Bedroom
- Open-plan Kitchen, Dining & Living Room

The first floor contains the following spaces and can be seen on drawing SK02:

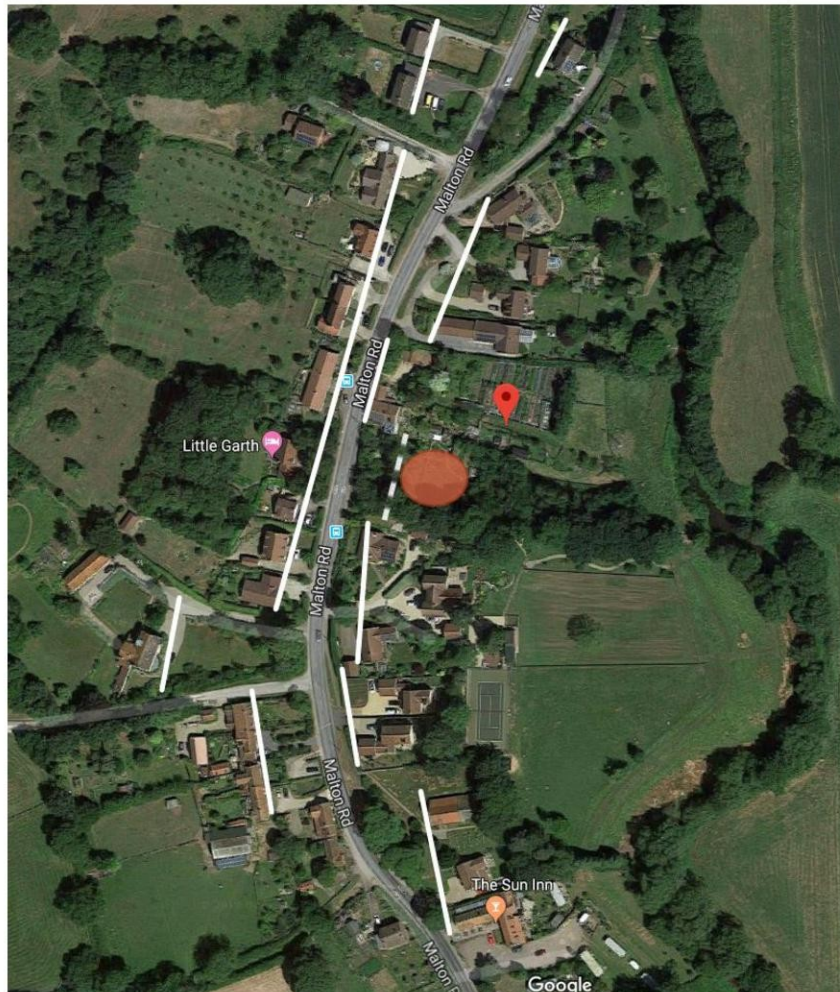
- A service cupboard – containing a mechanical ventilation and heat recovery unit (MVHR)
- Two Guest Bedrooms, each with an En Suite
- A Studio at the east end of the plan – accessed via a second internal stair in the Boot Room

The proposed location of the dwelling on the site is set away from the main road as the applicants wish to:

1. Site the new dwelling in a gaps in the existing woodland planting and retain as much of the existing wooded area to the south of Pasture House as possible. This area (in addition to the wooded area to the east of the site) has been planted by the applicants during their 35 years living on and developing the site as an organic small holding. They wish to retaining this wooded amenity for both the benefit Pasture House and the new dwelling.
2. Locate the new dwelling out of direct view / overlooking from Pasture House. Setting the new dwelling back (eastwards) on the site means that overlooking between the two properties would be minimised.
3. Locate the dwelling as far as possible from ponds (particularly Pond 1) to ensure the great crested newt habitats are protected as far as possible. More on this can be found in point 2. Of the “Pre Application Submission and Advice” section below.

In the image below, the amount of setback in the existing village layout are shown in thick white lines. The proposed line of setback for the new dwelling is shown in a dashed white line – adjacent to the red ellipse showing the site location. Although the setback depths from the Malton Road are relatively consistent on the West side of the road, on the east side, the setback distances are more variable. Additionally, the dwellings on the West side of Malton Road are predominantly aligned north-south along the road whilst the dwellings on the East side of the Road are more mixed, with many aligned

east/west, or perpendicular to the road. Within this variability, the proposed line of the new dwelling would be similar to the line of the existing dwellings on the plot directly to the north of Pasture House.



Following queries raised on Monday, the 15th of April, 2019 on the location of the proposed dwelling, relative to adjacent properties, we have prepared a separate Site Block Plan (A03) to show the distances between the proposed dwelling and existing properties on all (relevant) sides – to the North, west and South. To the east of the proposed development site is only additional land under the applicant’s ownership which ends at the River Seven, so this area is not as subject to overlooking from other properties as it is outside the current limits of existing development.

Access

Access to the new dwelling will be via a new access drive – located along the site’s western boundary approximately half way between Pasture House and the dwelling on the adjacent site to the south. This location has been chosen primarily based on the fact that the easiest route through the wooded area is in this area. Fewer, larger trees are present along the line of the propose drive.

The drive and associated access paths will be finished in three materials:

1. Tarmac – from the main road to a depth of approximately 5m into the site.

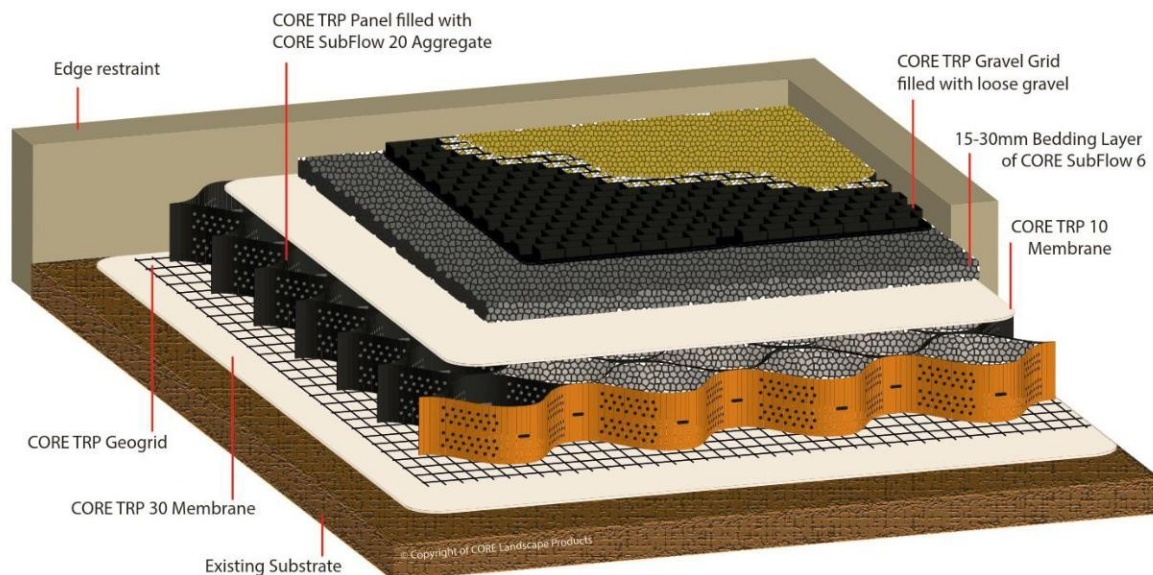
2. Gravel – from the tarmac end for the remainder of the access drive and the majority of the wider parking and turning area in front of the new dwelling.
3. Block paving – this will be used on the paths connecting the dwelling to the carport and also to provide fully accessible level access from an area in front of the carport to the main entrance to the new dwelling.

Following query raised by Niamh Bonner – we propose to install the drive using low-impact methods and a system to protect the root zones of both the trees on site and the adjacent trees (that are under tree protection orders – now annotated on the revised site block plan.)

Below is a construction build-up of one of the systems under consideration. Other similar systems are available and may be considered, however, all share the same, “low impact” and “no-dig” methods suitable for avoiding the risk of any damage to tree roots. A method statement for the system below is also attached – in APPENDIX A.

Further information on the system below can be found at:

www.corelp.co.uk



Following discussion with both Niamh Bonner and the Applicants we have revised the proposed finish for parts of the access drive / turning and parking areas. The system pictured above is proposed for use in those areas nearest to the root protection zones of the mature trees on the adjacent southern boundary as well as for the surface directly beneath the Carport – please see the outline of this areas on the revised Site Block Plan drawing A02 Rev. E. Other access drive areas to be as shown on the same drawing.

The applicants have drawn to our attention that that the mature trees (including those with TPOs) are actually next to a 500mm+ deep ditch between their property and the adjacent one to the south and this would indicate that the roots of these trees are at least this deep as they stretch into the Applicant’s property.

On a related note, Niamh Bonner has also queried how the proposed carport would be constructed in an equally low-impact manner – with regards to tree root protection zones. The Applicants are looking at a range of helical screw foundation systems to this end. Below are a couple of images from two

such systems under consideration. As one can see, both completely minimise the need to dig extensive holes for footings and can even be installed manually. Although the final choice has not been made, each product being investigated shares the same basic method of installation and also low-impact on tree root systems.



Image from Krinner Brochure showing ground screws supporting a carport.

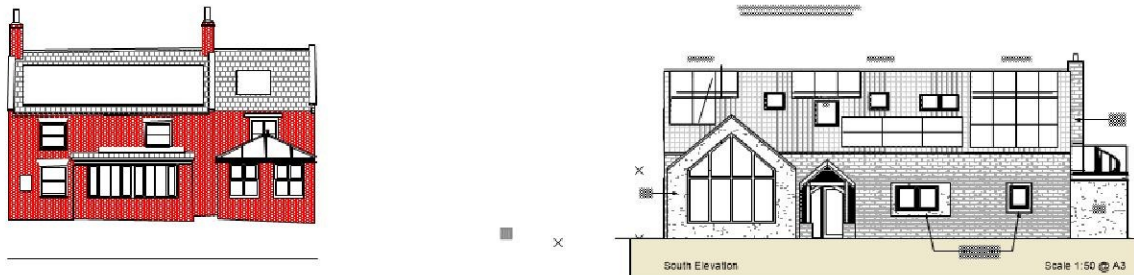
Alternative product showing a manually installed screw suitable for carport and other timber frame structures.



UK Helix Co. Ltd.

Scale

Compared to Pasture House, the proposed dwelling is a similar scale, if somewhat longer. The image below show both the properties from a front view and in positions indicative to those that they will occupy on the site.



The image below is a schematic layout of the relative position of Pasture House and the proposed new dwelling.



Landscaping

New dwelling placed in a relatively open part of the existing garden – not directly visible from Pasture House. Considerable open space to the south of the new dwelling and bounded to the east with a small maturing woodland, planted by the Applicants. The nature of the landscaping will essentially remain the same, despite the introduction of the new dwelling on the site.

Appearance & Design

Below we identify how the appearance and design of the proposed new dwelling relates to the design characteristics present in the village of Normanby.

As identified in the “Layout” section above, there are two main types of development in the village, relative to the main road through the village. The first type can be found in most of those properties on the western side of the Malton Road through the village where the dwellings are aligned north/south and face the road. The second type is more in evidence along the eastern side of the Malton Road where the properties are perpendicular to the road and some are set further back, often not in direct view of the road.

The proposed new dwelling at Pasture House follows the second type of development by being set further back from the road and being aligned in an east / west direction. The longer form has some precedence in the village, including that of the property directly to the north of the Pasture House site.

The materials in use in Normanby are the following:

Walls: predominantly brick with some stone walling and a few rendered properties. Some of the single storey properties directly across from Pasture House have small portions of timber cladding.

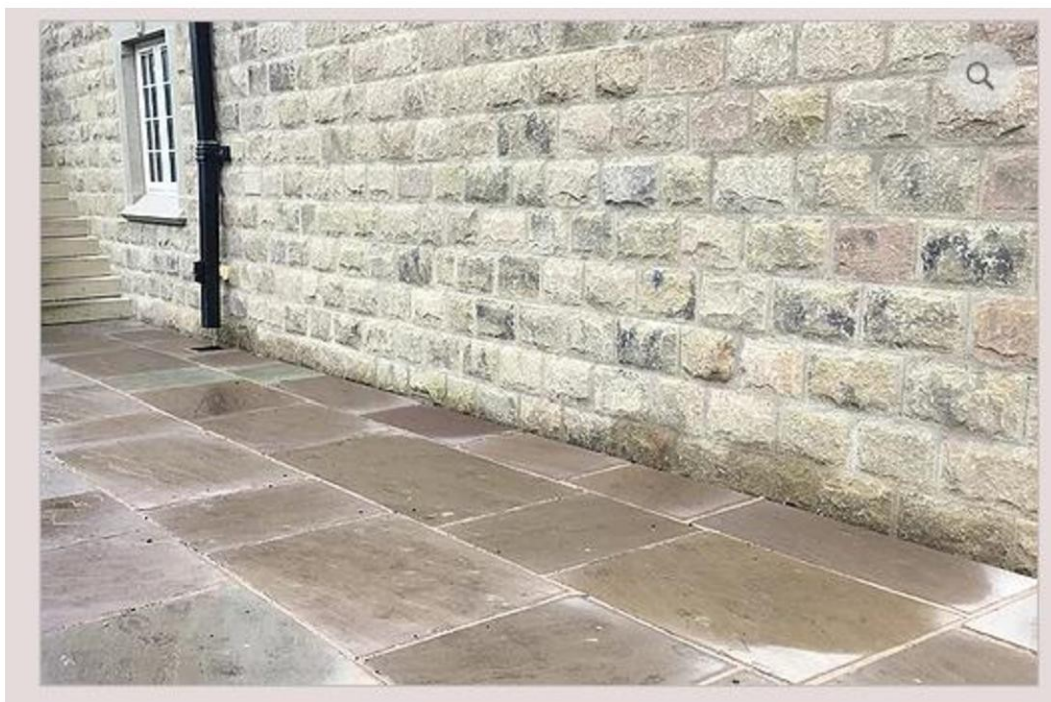
Roofs: Almost solely pantiles

Doors & windows: Predominantly white in colour, with some darker frames. Materials are either uPVC or timber.

The appearance of the new dwelling as Pasture House draws from the sources above and each element is listed below with the proposed materials for use:

Walls: The majority of the wall material proposed for use will be a Yorkstone – similar to the existing stone used on several properties in the village. Some render (in white) will be selectively used around all openings to create a feature banding that will also double as a practical and weather resistant method of sealing a gap in the super-insulated fabric. At the request of Niamh Bonner, below is a series of sample images from the proposed source of stone of the product intended for the external wall:





(from: <https://www.wellstoned.net/product-page/yorkshire-sandstone-black-tumbled-140s> accessed 29th April 2019)

Roofs: All pitched roofs on the new dwelling will be red pantiles – with the sole exception being the Boiler Room which will have a flat roof covering (likely to be single ply or GRP in dark grey). The proposed PV array will be realised using roof-integrated PVs (as opposed to above-roof mounted PVs, see an example of this type below). This is to ensure the profile of the panels is as low as possible and provide a smoother transition between the pantiles and panels.



(Source: [http://www.viridiansolar.co.uk/gallery-of-solar-installations.html#\(grid|popup\)=gallery/3096-TaylorWimpey-Raunds-Avonside\(C\)ViridianSolar.jpg](http://www.viridiansolar.co.uk/gallery-of-solar-installations.html#(grid|popup)=gallery/3096-TaylorWimpey-Raunds-Avonside(C)ViridianSolar.jpg); accessed 29th April 2019)



(Source: [http://www.viridiansolar.co.uk/gallery-of-solar-installations.html#\(grid|popup\)=gallery/3151-Dakintegratie-solarpv-NL\(C\)ViridianSolar.jpg](http://www.viridiansolar.co.uk/gallery-of-solar-installations.html#(grid|popup)=gallery/3151-Dakintegratie-solarpv-NL(C)ViridianSolar.jpg); accessed 29th April 2019)

Niamh Bonner has expressed a preference for a darker slate roof finish to the proposed dwelling. However, the Applicant's would prefer a red pantile roof over a slate roof. It is felt

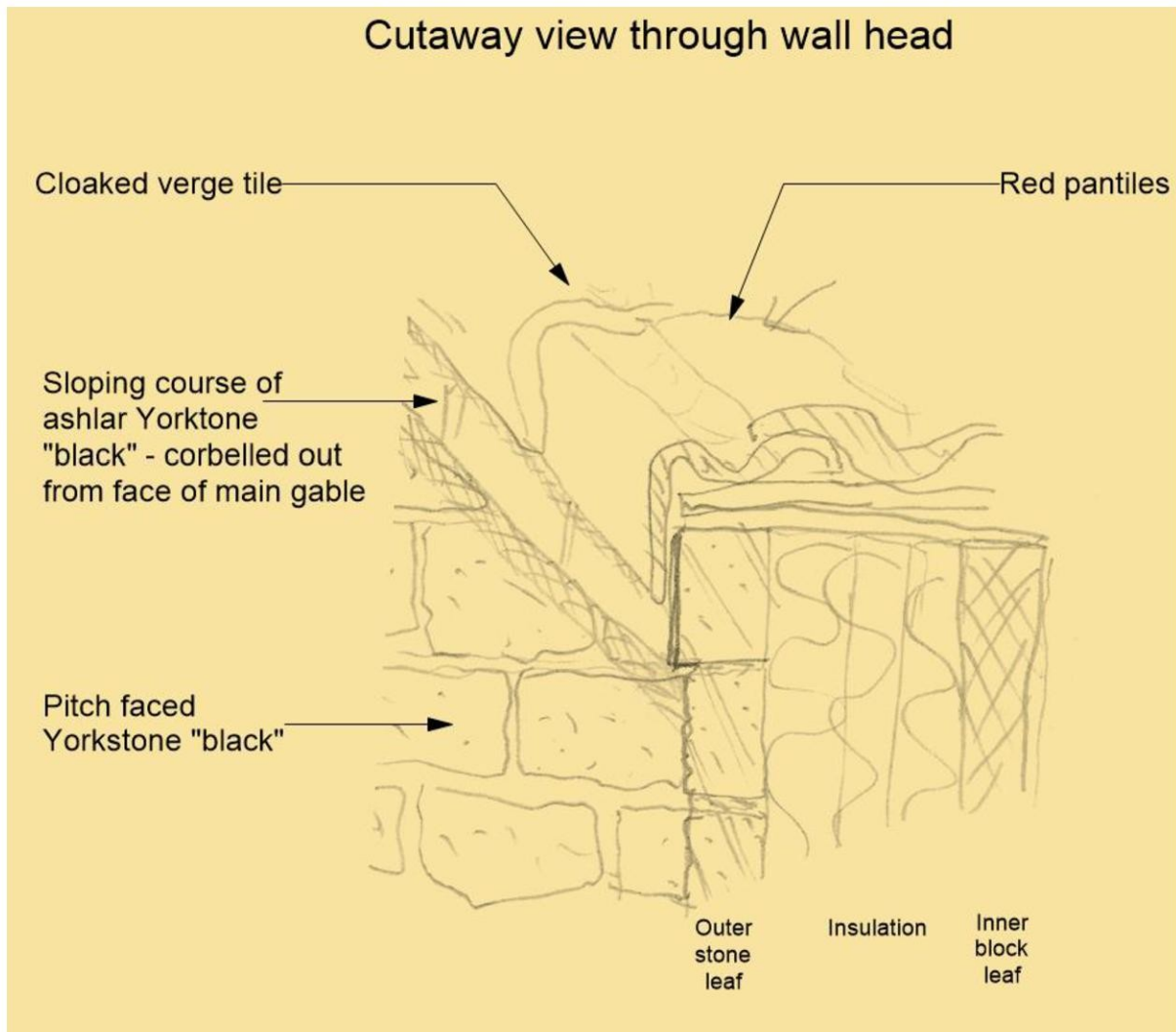
that, based on the images above – when compared with the approach below, adopting integrated PVs can achieve a suitable aesthetic appearance that is certainly preferable to surface mounted PVs – as shown below.



(Source: <https://www.dreamstime.com/stock-photo-solar-panels-red-roof-panel-image58257414> accessed 29th April 2019)

We have also reduced the number of Photovoltaic panels on the roof down to 20 panels (from 28) and consolidated their arrangement in relation to the rooflights to be more coherent and aesthetically pleasing. This revised layout can be seen on the re-submitted South Elevation, drawing SK03.

One additional note regarding the roof: in the midterm feedback from Niamh Bonner, she noted that the RDC Head of Planning felt the roof lacked “a strong eaves or verge detail”. This has been taken into account and a revised verge detail has been prepared – a sketch of which can be seen below and the effect of which can be seen on the updated West and East elevations (drawings SK04 & SK06) We can confirm that our current preference for the eaves detailing would be to simply use rise and fall brackets for the gutters.



Although a number of verge and eaves details are present throughout Normanby, our reasoning for the proposed verge and eaves treatments are primarily to do with providing a lower maintenance solution and to find a balance traditional detailing against the more contemporary aspects of the design (window treatments, glass balcony balustrading and cloaked verge tiles). Adopting a close or wet, mortared verge, although common across several houses in Normanby, would mean that the mortar in the verge would need to be periodically patched, repaired or replaced. Adopting a cloaked tile verge (with proper clay or concrete cloaking tiles – not plastic) in combination with the corbelled or slightly set out ashlar stone provides both a weather-proof, long-lasting junction (practically maintenance free) that also provides a stronger visual edge to this prominent junction. Doors and windows: The new doors and windows will be triple glazed timber, finished in a microporus white finish.

The resulting design, whilst using predominantly traditional materials clearly in use in the village, will have a slightly more contemporary appearance due to some of the larger glazed openings to the gable of the extension on the southwest corner of the property. Due to the non-dominating form and scale of the new dwelling and its position further back on the site, we believe that the impact on the village as a whole will be minimal yet complementary.

Pre-Application Submission and Advice

The Applicants submitted a Pre-Application enquiry in the Autumn of 2017 (application no 17/01110/PREAPP) and received a response from Niamh Bonner, dated 27th October 2017. The

submitted site plan indicated a development for a three bedroom bungalow that straddled the village development boundary along the eastern portion of the development site.

A summary of the advice received from Ms. Bonner and taken into account during the design of the attached proposal is provided below:

1. There was no directly relevant planning history for the site.
2. If the proposed dwelling fell entirely within the village development limits, it would be considered “infill Development” and (could) be supported.
3. The importance of according with the Ryedale Plan policies SP16 (Design) & SP20 (Generic Development Management Issues) was noted.
4. A tree survey would be required with any formal Application and it was suggested that a landscaping plan would help in showing that the proposed development would “assimilate with its surrounding and limit impacts on amenity”.
5. Parts of the site, adjacent to the River Rye, are in Flood Zones 2 & 3 though these areas are distant from the proposed development so will not impact on the development.
6. The following aspects of site access will require consideration: visibility splay and suitable parking provision.
7. Policy SP21 of the Ryedale Plan would be applied if planning permission were granted on the development.

Taking the above points into account, our response, where required, is the following:

2. Village Development Boundary

With regards to point 2, siting the proposed dwelling within the village development boundary, the Applicants have decided to site the new dwelling slightly over the development boundary. There are two reasons for this placement:

1. The new dwelling will be even further from direct view / overlooking from Pasture House.
2. In light of the presence of great crested newts (outlined in the “Site Habitat Survey” section below) and the requirement to enhance the habitats for GCNs, we have decided to move site the dwelling (away from Pond 1) to increase the area of buffer around the pond – both during the construction and ultimately during occupation of the new dwelling.

3. Ryedale Plan Policies

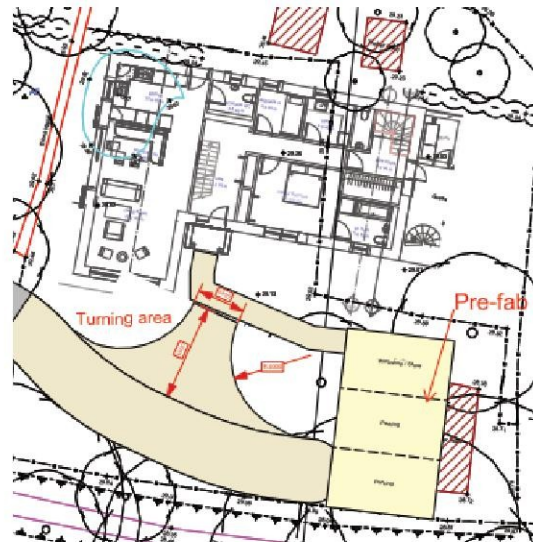
Ryedale Plan policies SP16 (Design) and SP20 (Generic Development Management Issues) have been addressed as indicated in the “Appearance & Design” section above.

4. Tree Survey

The Applicants appointed arboricultural consultants Elliot Consultancy Ltd. to prepare a tree survey. The completed survey and notes is attached. We have incorporated the survey information into the existing and proposed site plans.

6. Site Access

The new access has been designed based on a preliminary layout provided to Stephen Boyne of North Yorkshire Highways. Mr. Boyne visited the site (on Tuesday, September 11th 2018) to comment on a previous site layout – as shown in the image below.



Mr. Boyne's comments are summarised below:

1. *"there seems to be an issue with traffic speeds through the village here, so I would wish to ensure that, for any new access, visibility can be achieved in accordance with the maximum Stopping Sight Distance values as given in Table 7.1 in Manual for Streets"*
2. *"some of the hedgerow close to Pasture House and around the electric pole will all have to be cleared away to ensure that visibility. Ideally the little section of fence and hand-gate should be moved back too to clear the visibility splay."*
3. *"the domestic driveway may be reduced to 3 metres width away from the vehicular crossing section. The reversing / turning area directly in front of the carport would be satisfactory."*

With regards to item 1. Above, the required visibility splays are shown on drawing A02 As Proposed Site Block plan – as far as is practically possible for the scale of the drawings. The Applicants are prepared to make the changes requested in no. 2 above & they have been noted on the existing & proposed site block plans. In line with item 3. above, we have reduced the width of the driveway to 3 metres away from the drive access point – primarily to ensure the proposed drive can be accommodated in between existing trees on site.

Mr. Boyne concluded his pre-application advice by noting that

"...if your client is prepared to accept this from the new access point as shown, then I would offer no highway objections in principle to the development of a single dwelling, subject to usual conditions."

The site layout has changed since Mr. Boyne's original visit – to what is shown below, however, the scope of the drive and it's functionality have not been fundamentally altered. Further details are shown on the submitted Site Block Plans A01 & A02.



Site Habitat Survey

In March 2018, Chris Toohie of Wold Ecology was appointed to undertake a Phase 1 Habitat Survey of the development and wider site at Pasture House. The resulting report has been included with this application. The survey considered the following species:

- Bats
- Great crested newt
- Badger
- Reptiles
- Birds
- Hedgehog

For all species but great crested newts, no further surveys were recommended. The report did recommend that a presence or absence survey for the presence of Great Crested Newt is carried out. The applicants instructed Mr. Toohie to undertake an eDNA survey for the presence of GCNs, which was carried out on the 13th of June 2018.

The results of the eDNA survey indicate the presence of GCNs in Pond 1 on the site. The presence of GCNs will require additional surveys to take place in support of a Natural England license for the proposed construction works. These surveys will be carried out by the clients in due course.

Both the Phase 1 Habitat Survey and the eDNA test results have been included as supporting documentation for this application.

Drainage

The above ground drainage will be addressed through the use of porous paving (gravel to the drive and permeable block paving to portions of the drive) with rainwater runoff discharged to a soakaway. The proposed location of the soakaway is shown on drawing A02 As Proposed Site Block Plan.

The applicants propose to deal with foul water with a septic tank – located to the east of the proposed dwelling and draining into the existing drainage ditch along the southern boundary of the site. The

specific septic tank proposed for use is the WPL DMS2 Sewage Treatment Plant, more details have been provided in a brochure for the system – submitted as supporting information with this application.

10th May 2019